

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT			CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall			25	MOD METAL 100			2501	06	5,000		67.5783		57.95		289,750	1989	1989	0	0	0	45.50	54.50	VALUATION BY					STANDARD								
Roof Structure			10	STEEL FRME 100			2 SERV SHOP - 0% - 0										Heated Area: 5000					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover			12	MODULAR MT 100			50 BAS1993 50										BUILDING MARKET VALUE					424,716														
Interior Wall			07	NONE 100													TOTAL MARKET OB/XF VALUE					21,693														
Interior Floor			03	CONC FINSH 100													TOTAL LAND VALUE - MARKET					765,976														
Ceiling			04	NONE 100													TOTAL MARKET VALUE					1,212,385														
Air Condition			01	NONE 100													SOH/AGL Deduction					182,855														
Heating Type			01	NONE 100													ASSESSED VALUE					1,029,530														
Plumbing				0 100													TOTAL EXEMPTION VALUE					0														
Frame			05	STEEL 100													BASE TAXABLE VALUE					1,029,530														
Story Height				18 100													TOTAL JUST VALUE					1,212,385														
RMS				1 100													NCON VALUE					0														
Stories			1.	1. 100			INCOME VALUE																													
Class			00	. 100			PREVIOUS YEAR MKT VALUE					1,028,688																								
Units				0 100																																
Occupancy			00	NONE 100																																
Quality			01	Quality Level 01																																
DOR CODE			2500	REPAIR SERVICE																																
MAP NUM				MKT AREA						04																										
NEIGHBORHOOD/LOC			4051.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	5,000	100	1993	5,000	157,914																															
TOTALS			5,000				5,000	157,914												BLD DATE	11/27/2019		KK	LGL DATE			03/18/2025	MLU								
EXTRA FEATURES			850369 US HWY 17, YULEE						XF DATE		11/27/2019		KK	LAND DATE																						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																			
11	0752	USP	0	0	0	0	115.00	SF	15.00	15.00	100	1986	1986	3	20	345																				
12	0680	POLE SHED	0	0	24	10	240.00	SF	10.00	10.00	100	1986	1986	3	20	480																				
13	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648																				
14	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1989	1989	3	20	160																				